

AGEM PROPERTY
BBAC SUBMISSION

299 BEACON ST

BOSTON, MA

EMBARC

JULY 21, 2026

TEAM

DEVELOPER

AGEM PROPERTY

ARCHITECT

EMBARC

GENERAL CONTRACTOR

M.HOLLAND & SONS CONSTRUCTION, INC.

PROJECT OVERVIEW

PROPOSAL

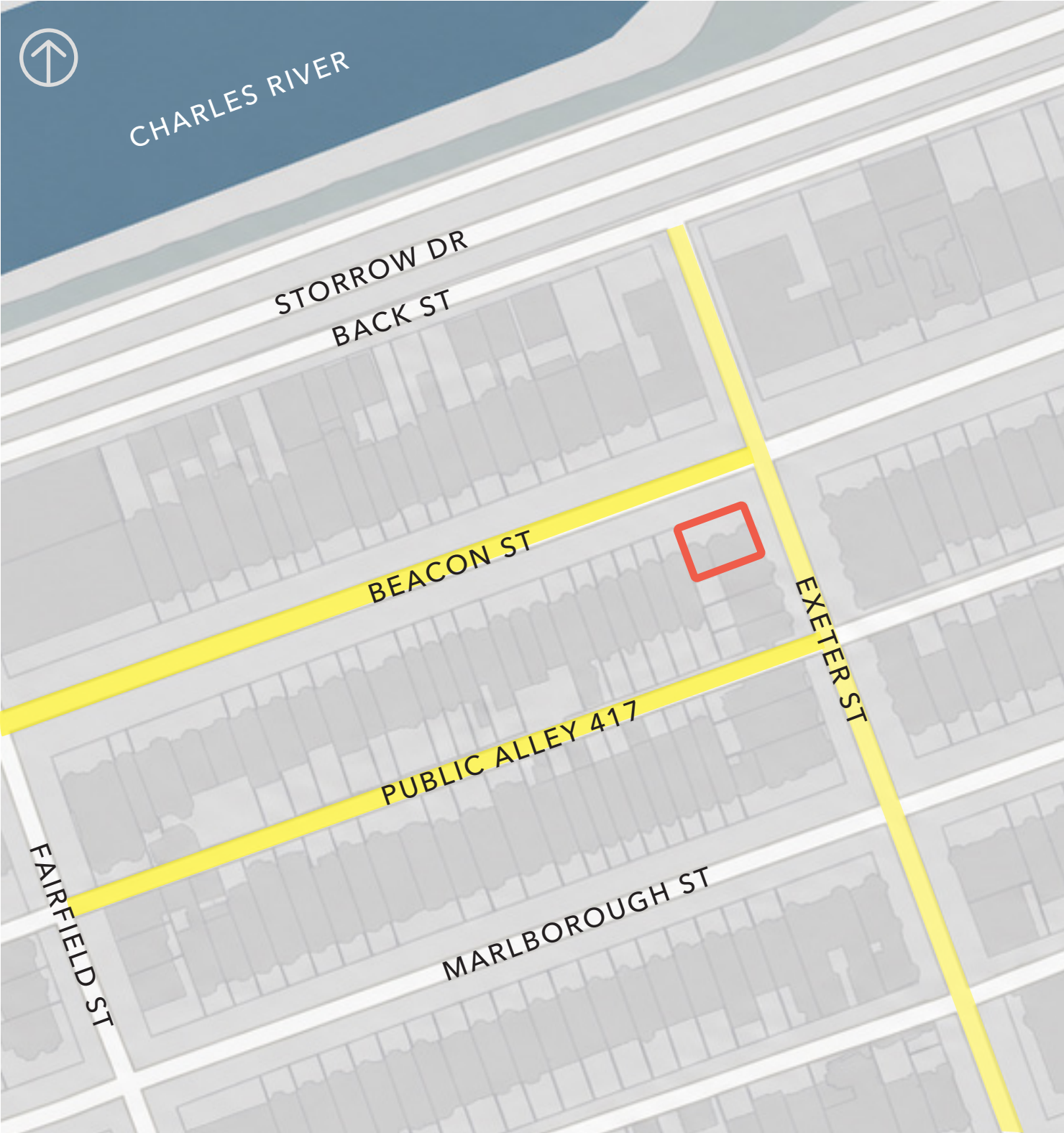
General

Renovation of six (6) existing dwelling units within a residential building originally constructed circa 1870, including portions of the building addition constructed circa 1984.

Exterior

- Window Replacements
- Front Entry
- Roof Improvements

CONTEXT MAP



BUILDING HISTORY

<https://backbayhouses.org/299-beacon/>

BUILT CA. 1870



1984 ADDITION



SITE PHOTOS



5. VIEW FROM PUBLIC ALLEY 417



4. VIEW FROM EXETER ST



1. VIEW ON BEACON ST

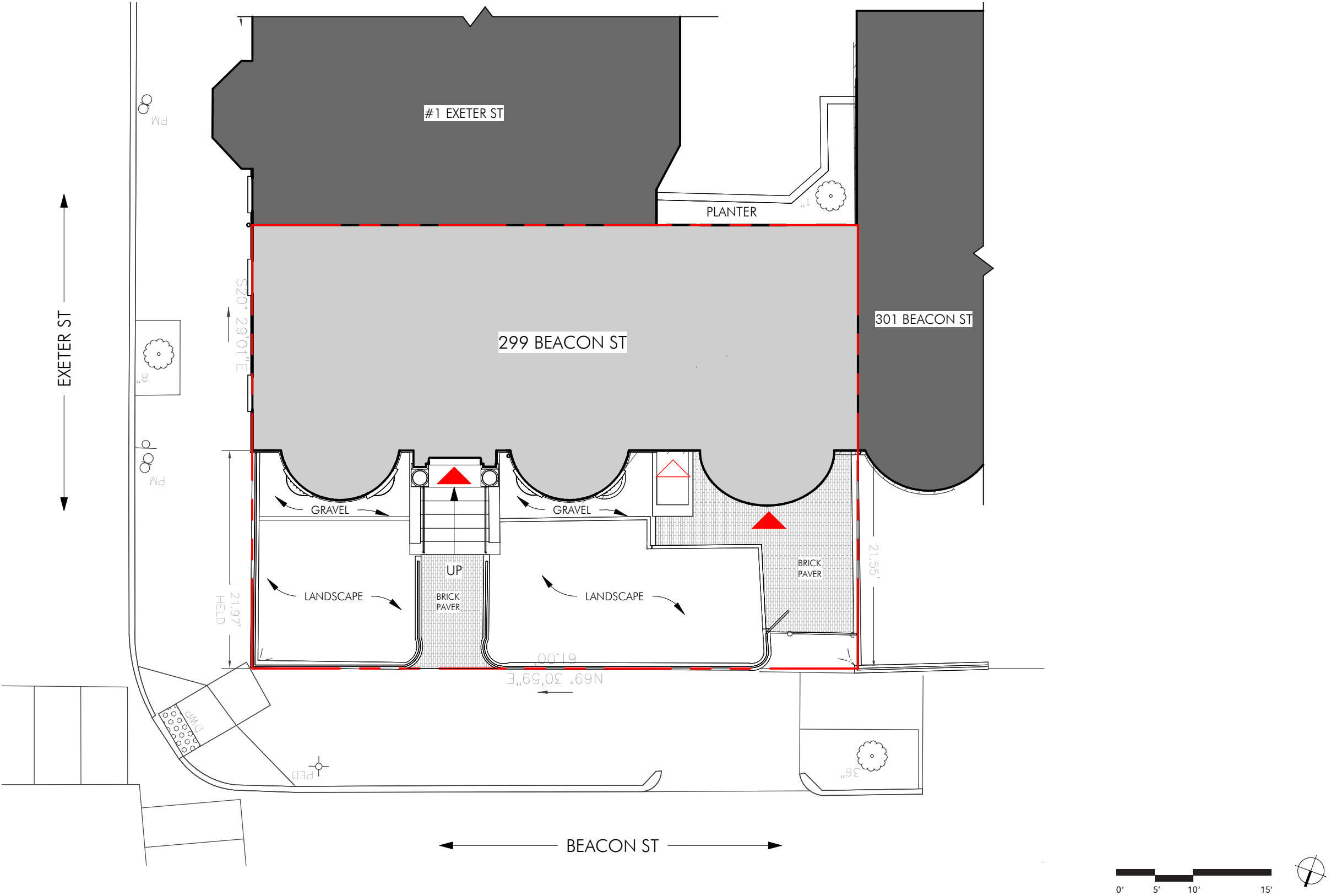


2. VIEW FROM EXETER ST



3. VIEW FROM BEACON ST

EXISTING SITE PLAN



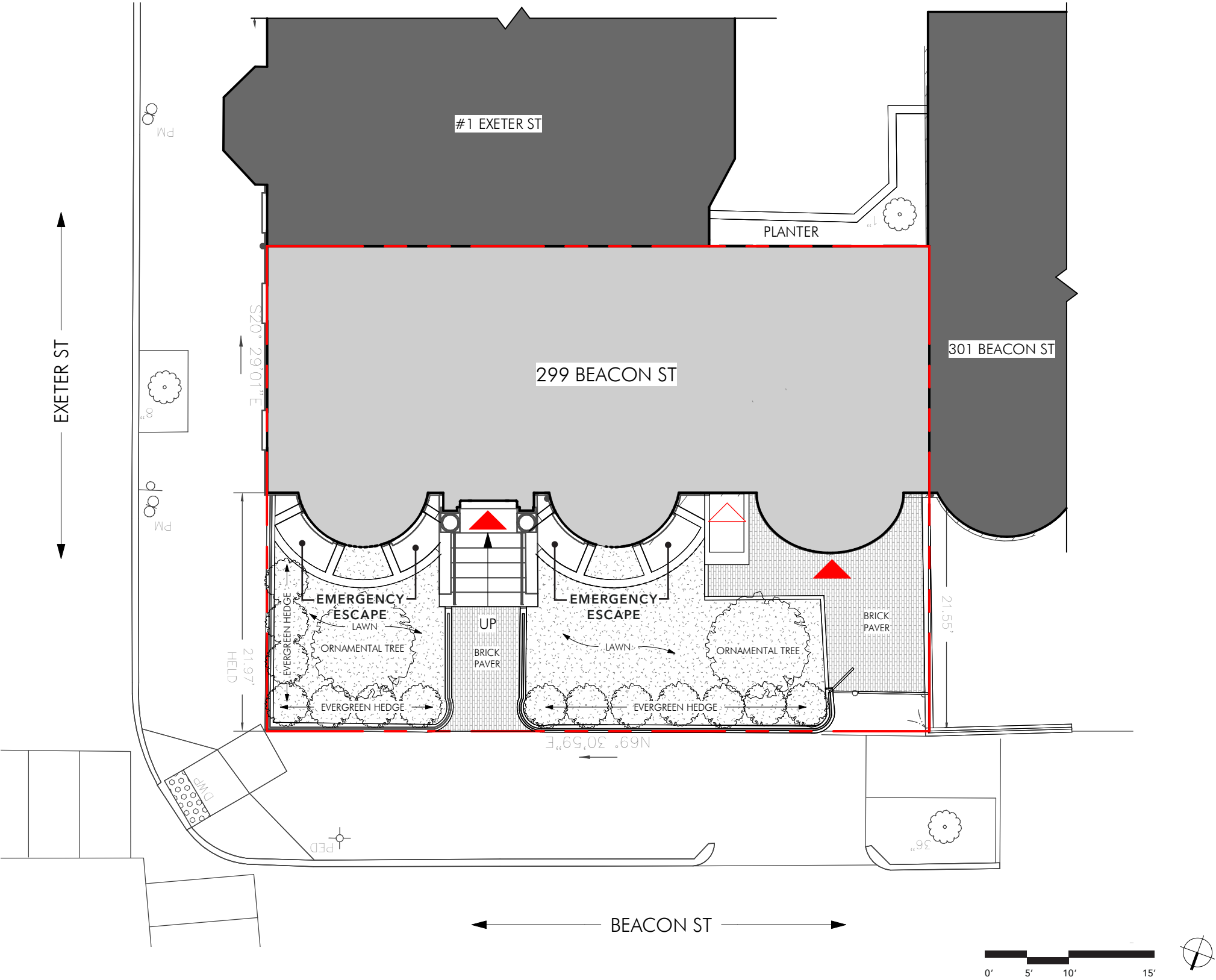
PROPOSED SITE PLAN



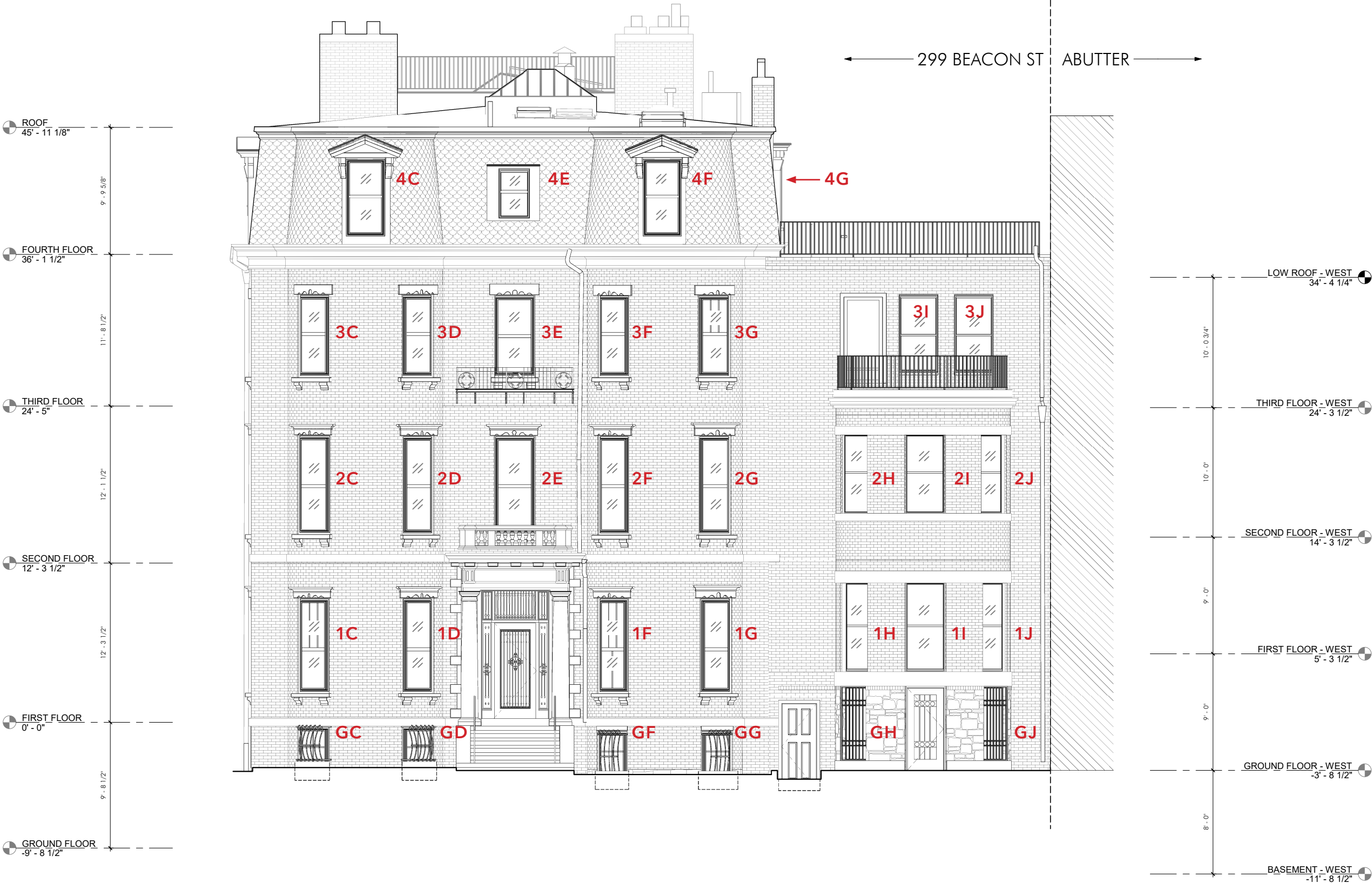
ORNAMENTAL TREE - "STELLAR PINK" DOGWOOD



JAPANESE HOLLY EVERGREEN HEDGE



EXISTING BUILDING ELEVATION (BEACON ST)



PROPOSED BUILDING ELEVATION (BEACON ST)



FRONT ENTRY (BEACON ST)

EXISTING



PROPOSED



INSTALL RECESSED DOWNLIGHT

REFURBISH EXISTING WOOD DOOR AND TRANSOM AND DECORATIVE METALWORK. PAINT BLACK.

INSTALL NEW BUZZER/INTERCOM SYSTEM ON THE SIDE WALL

NEW DOOR HARDWARE

NEW DOOR METAL KICK-PLATE

REPAIR FIRST RISER OF STOOP



GROUND FLOOR WINDOWS (BEACON ST)

EXISTING



GF



GC



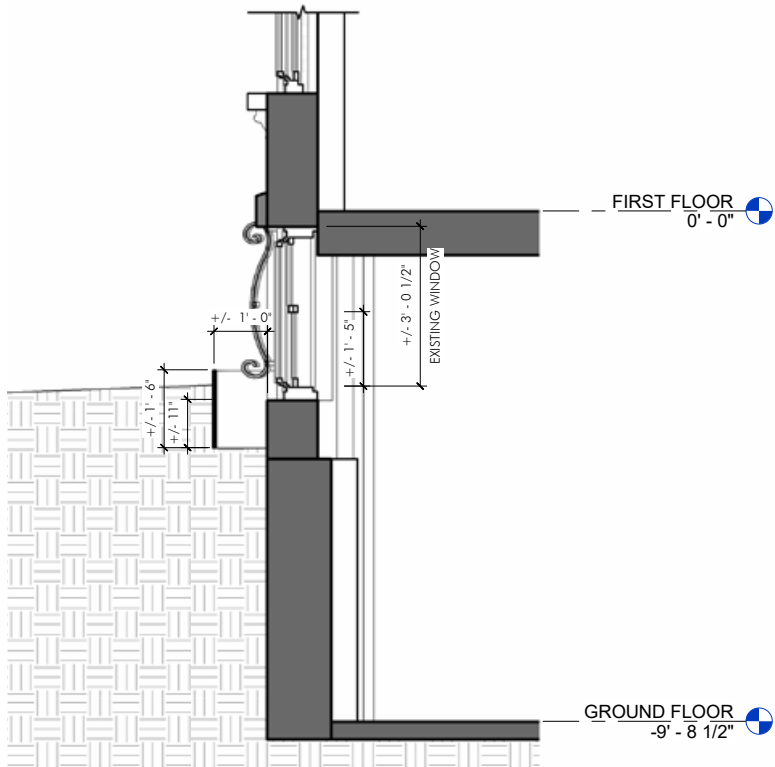
GD



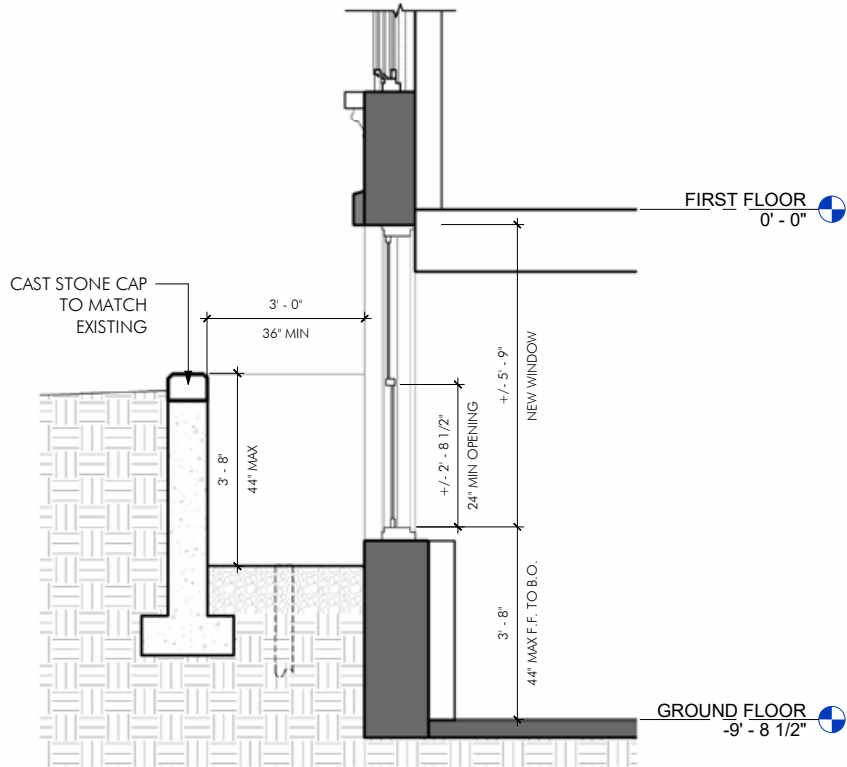
GE

EGRESS WINDOW SECTION (BEACON ST)

EXISTING



PROPOSED



BLACK HISTORIC REPLICA
DOUBLE-HUNG WINDOWS

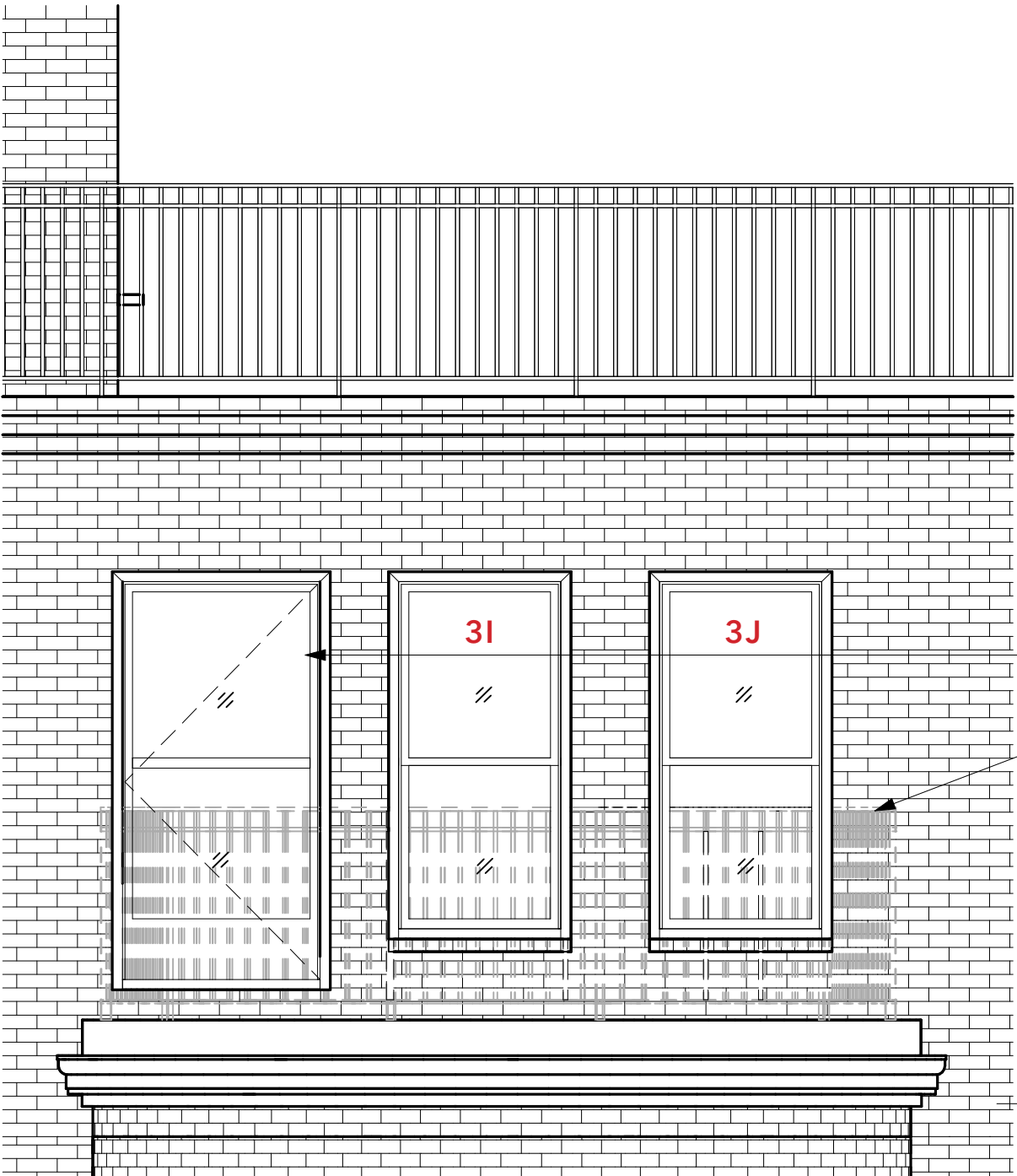


BALCONY DOOR (BEACON ST)

EXISTING



PROPOSED



BLACK HISTORIC REPLICA
DOUBLE-HUNG WINDOWS

LOW ROOF - WEST
34' - 4 1/4" 

NEW WOOD
BALCONY DOOR

METAL GUARDRAIL
SHOWN DASHED

THIRD FLOOR - WEST
24' - 3 1/2" 

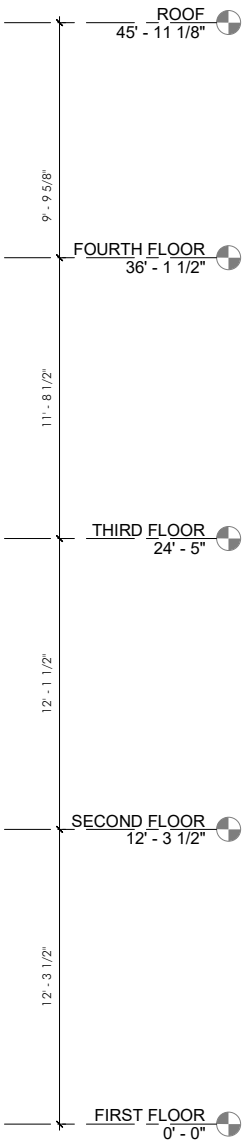
BUILDING ELEVATION (EXETER ST)

EXISTING

PROPOSED



BLACK HISTORIC REPLICA
DOUBLE-HUNG WINDOWS



GROUND WINDOW (EXETER ST)

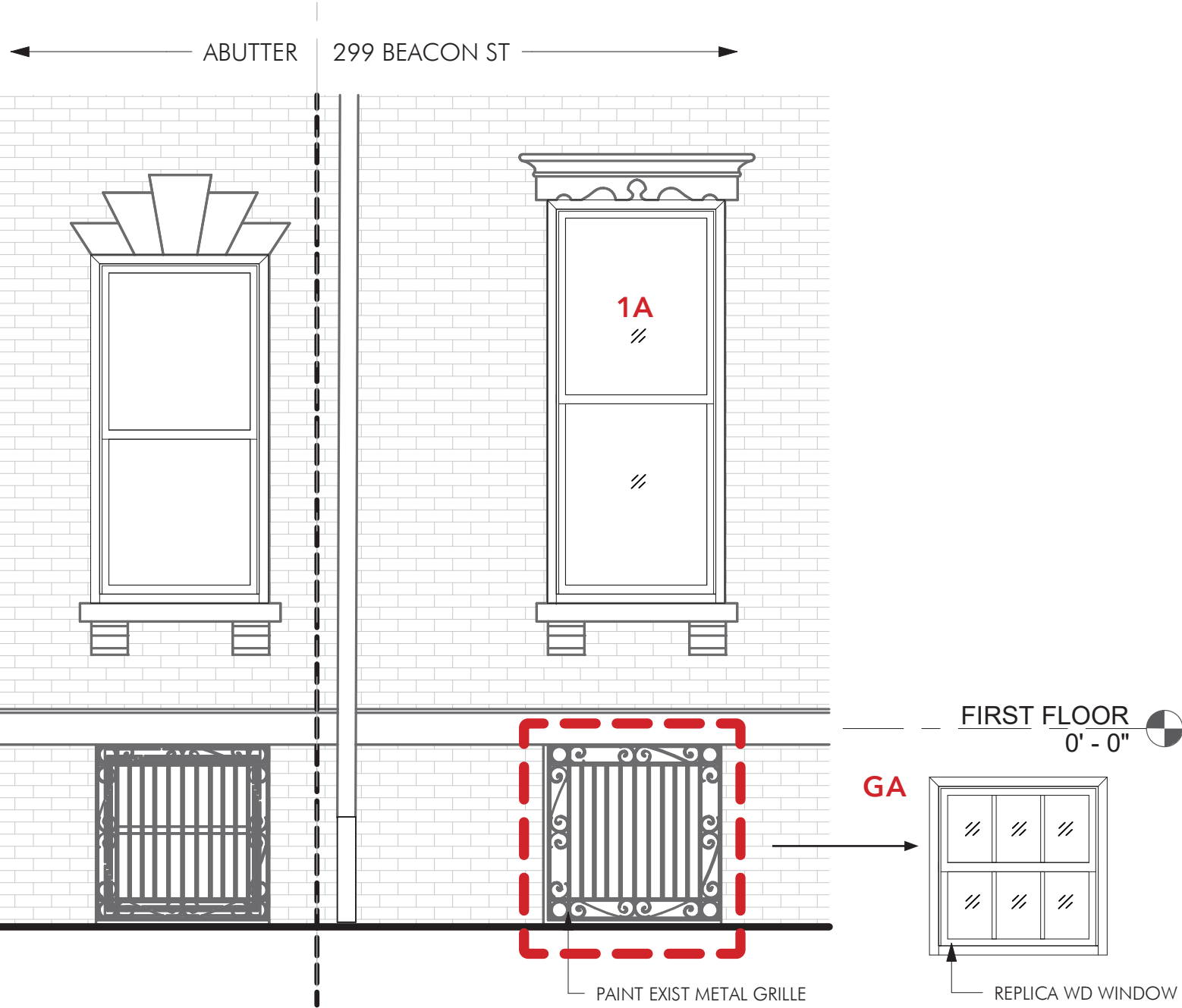
EXISTING



ABUTTER'S GROUND WINDOWS (3 OVER 3)

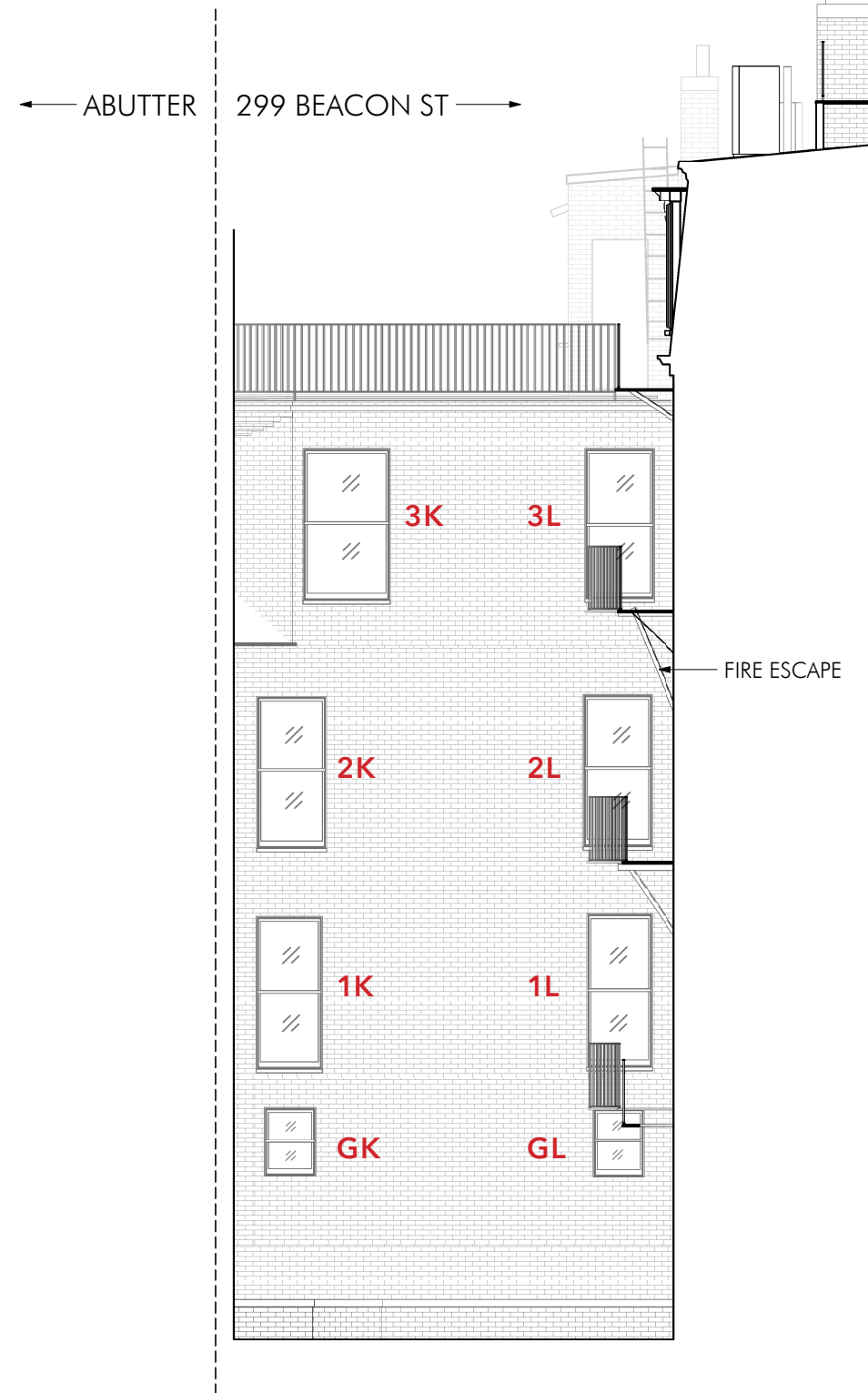


PROPOSED

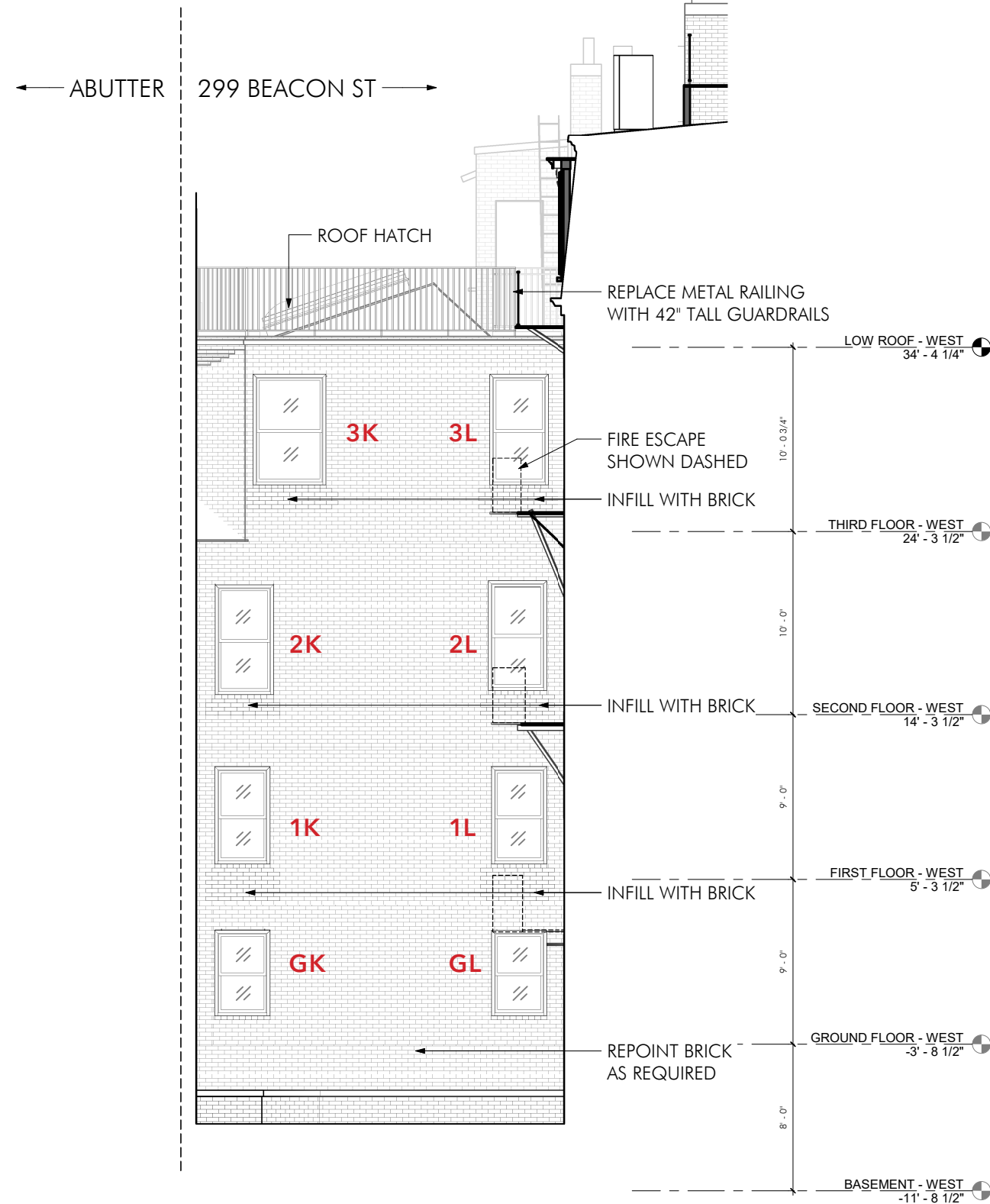


EXISTING BUILDING ELEVATION (PUBLIC ALLEY 417)

EXISTING



PROPOSED



REAR WINDOWS (PUBLIC ALLEY 417)

EXISTING



PROPOSED



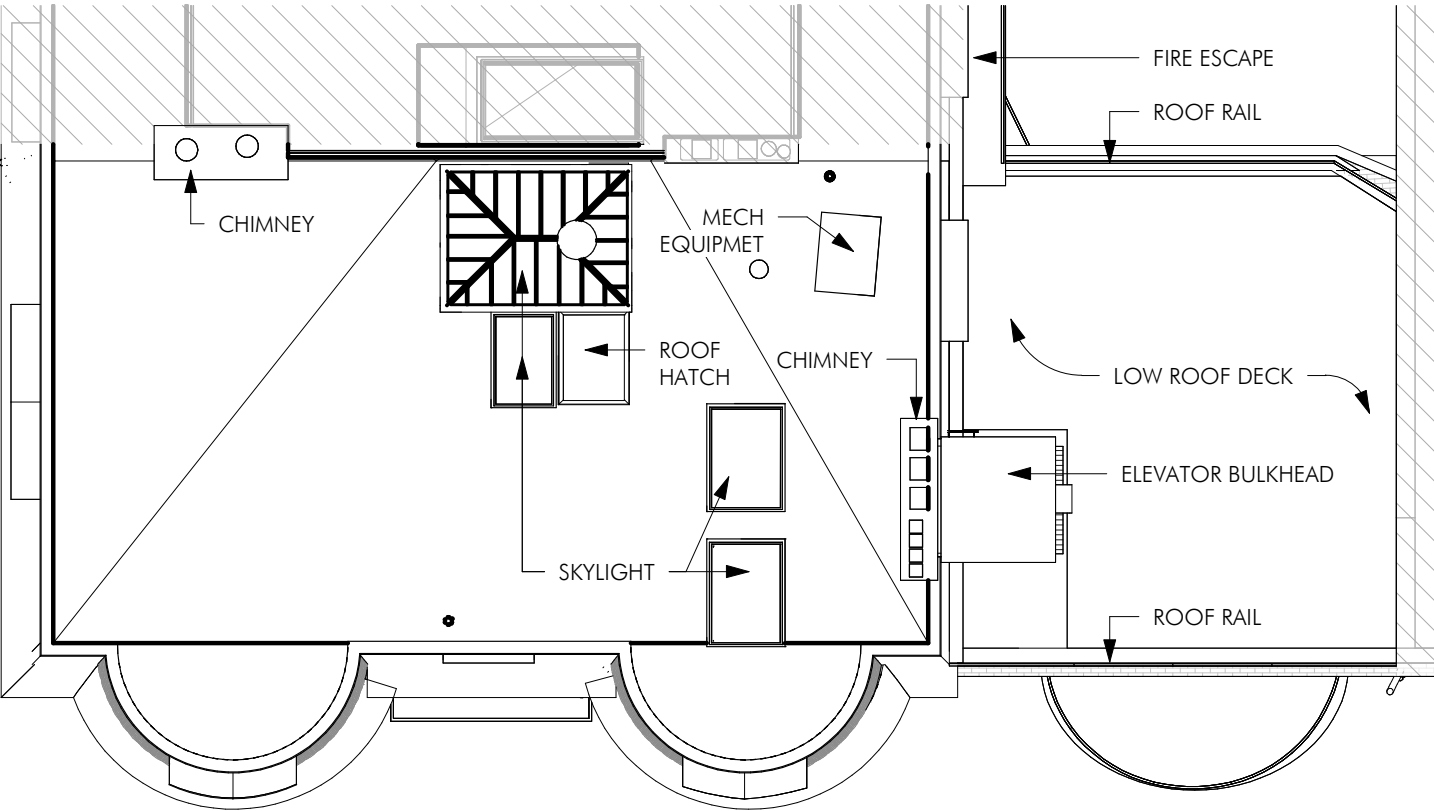
BLACK HISTORIC REPLICA
DOUBLE-HUNG WINDOWS

EXISTING ROOF

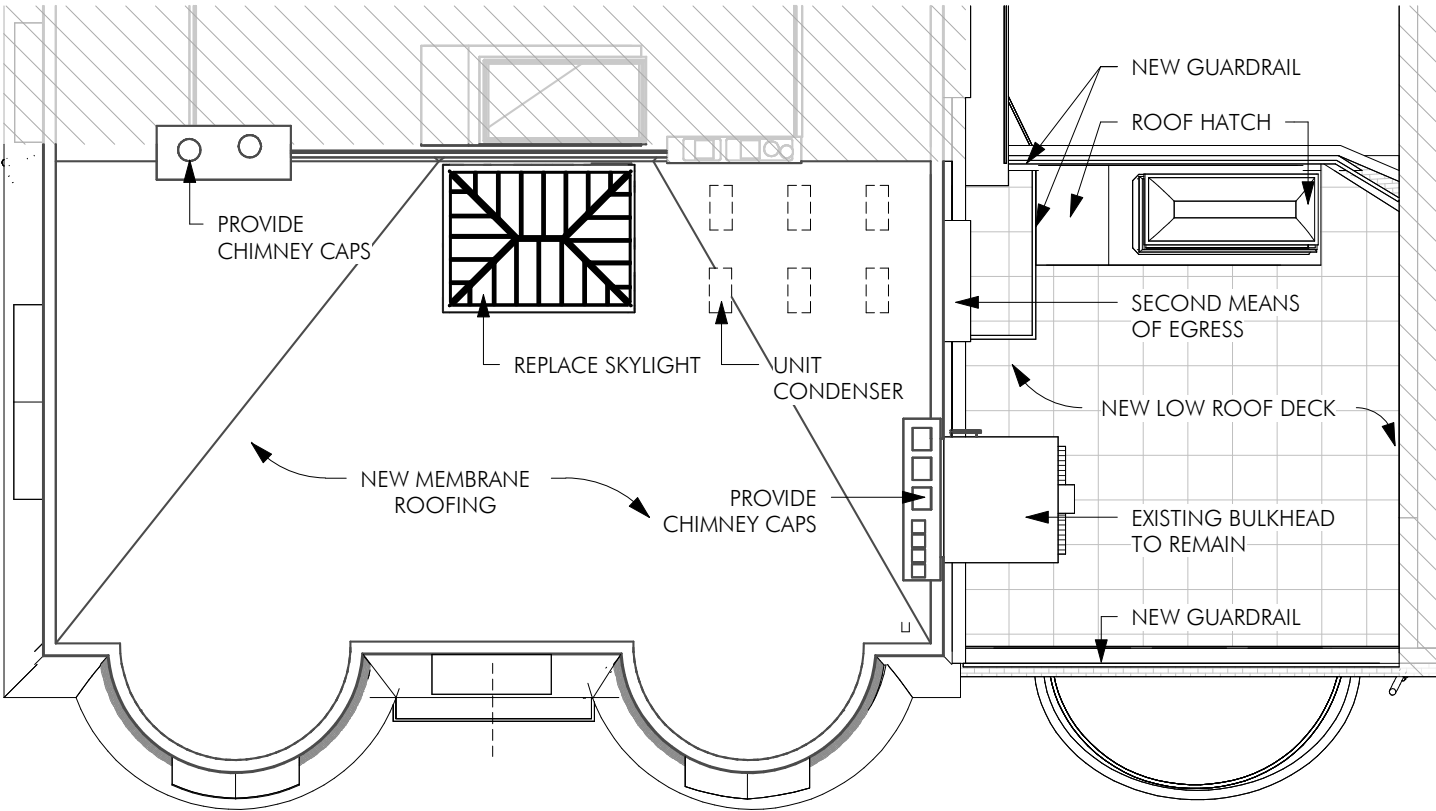


ROOF PLAN

EXISTING



PROPOSED



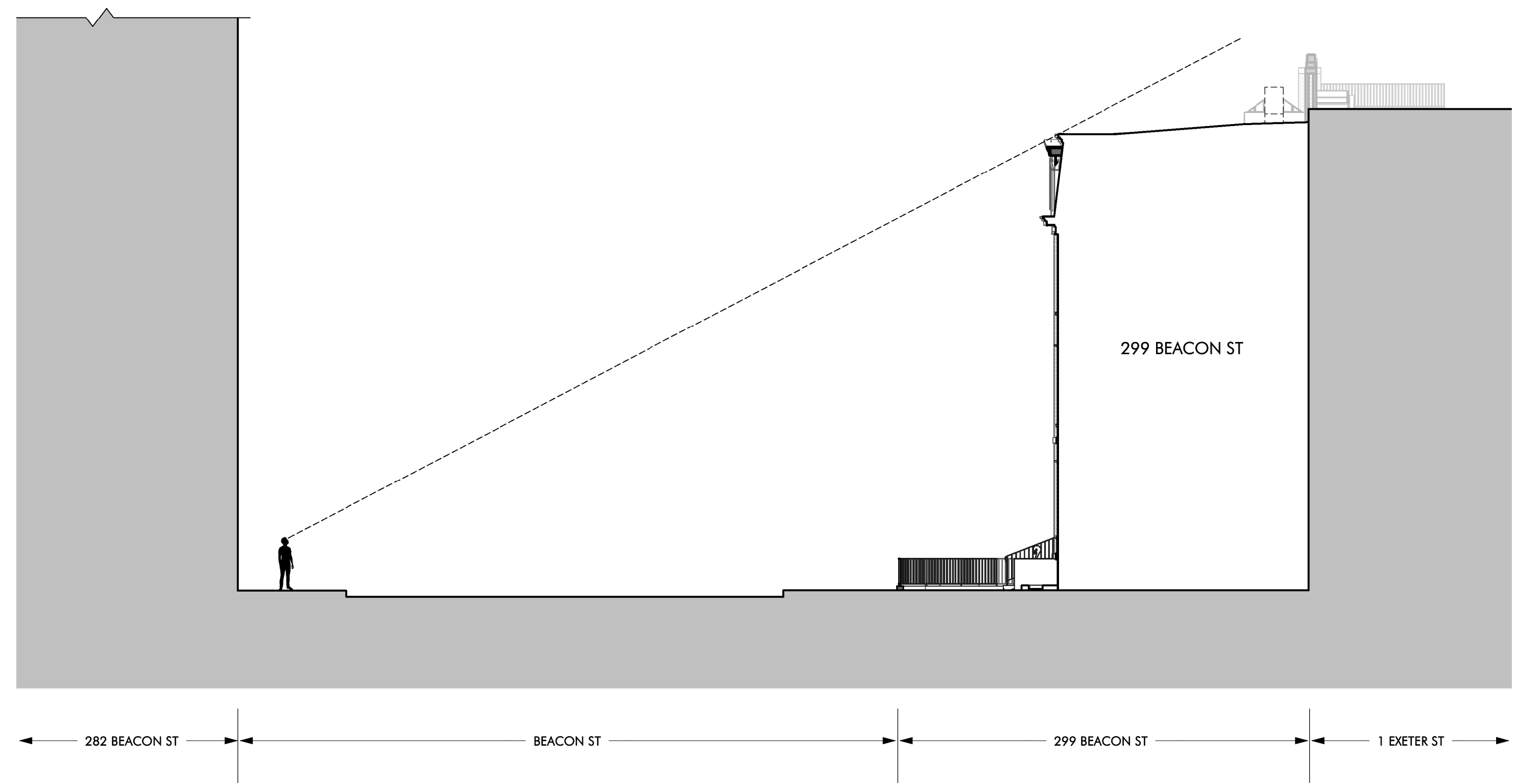
PROPOSED ROOF

- INSTALL CAST-STONE CHIMNEY CAP AND REPOINT BRICK AS NEEDED
- REPLACE SKYLIGHT TO MATCH CONFIGURATION AND PROFILE
- REPLACE MEMBRANE ROOF AND METAL COPING
- REPLACE SLATE SHINGLES WITH NEW MATCHING COLOR, PROFILE, AND LAYOUT
- REPLACE COPPER GUTTER AND SNOW BELT TO MATCH
- REBUILT MISSING CAP OVER WINDOW
- REPAIR OR REPLACE IN-KIND ALL DAMAGED WOOD TRIM AND FLASHING AT 4TH FLOOR WINDOWS
- REPAIR DAMAGED COPPER DOWNSPROUT AS NEEDED

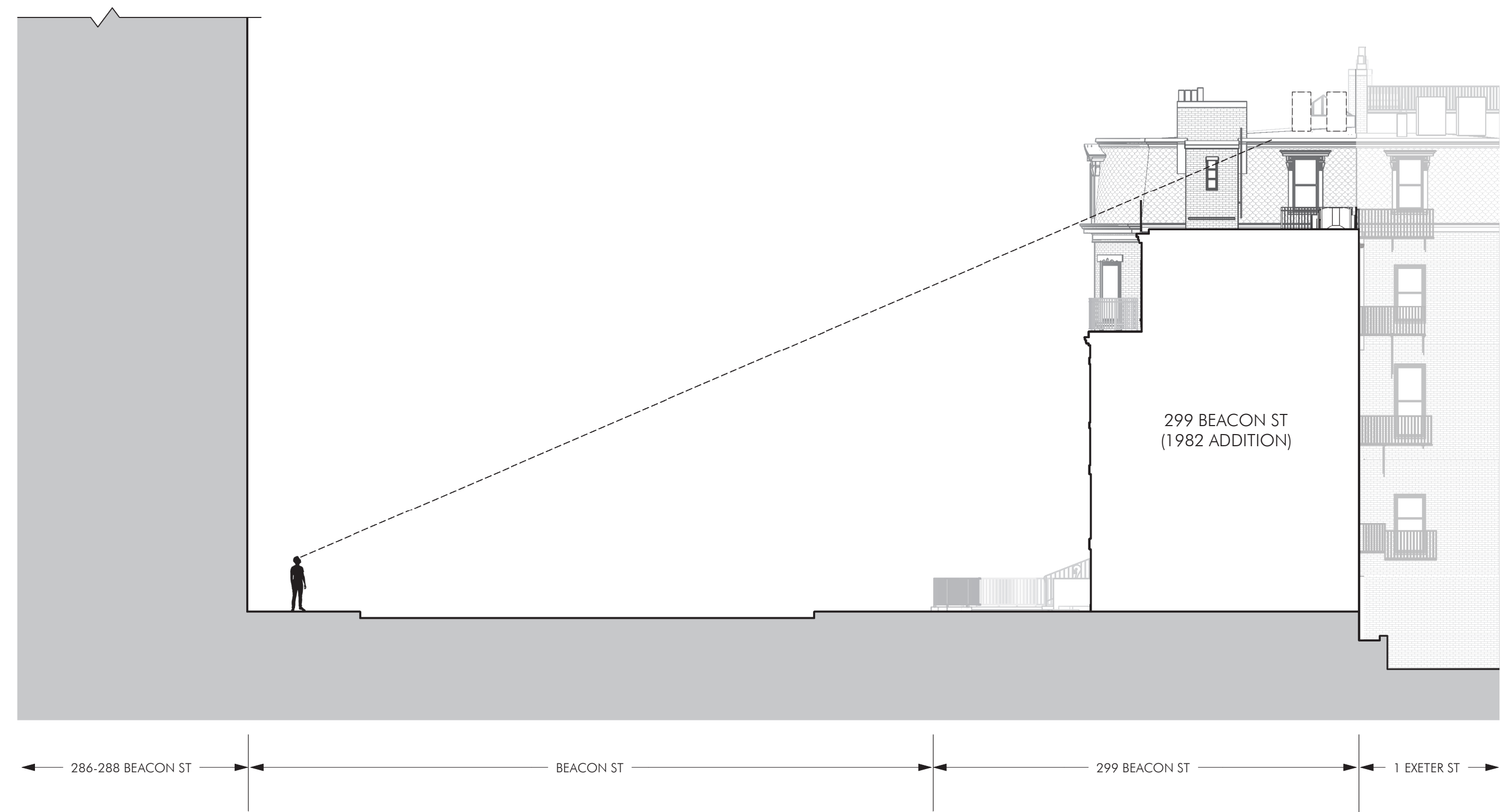


- NEW HVAC EQUIPMENT
- REPLACE EXIST METAL RAIL WITH 42" TALL GUARDRAIL
- NEW GLASS ROOF HATCH
- REPLACE NEW ROOF DECKING
- REPLACE EXIST METAL RAIL WITH 42" TALL GUARDRAIL

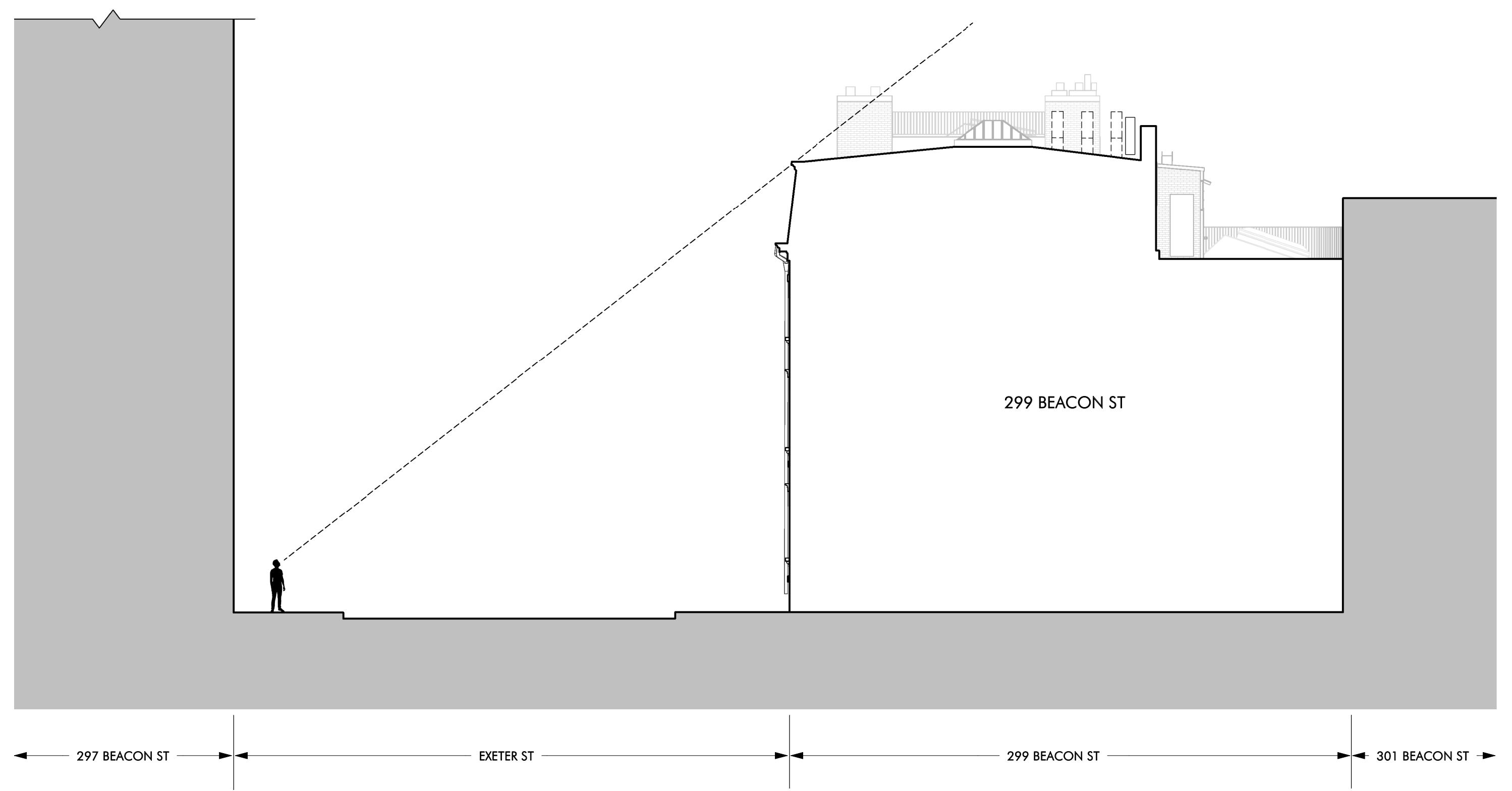
PROPOSED SITE SECTION



PROPOSED SITE SECTION



PROPOSED SITE SECTION



THANK YOU

